

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: DC Sports Renovation

MEETING DATE: February 5, 2024

ACCOUNT NUMBER: 23-3485 (Site Plan and 24-4114 (Special Use Permit)

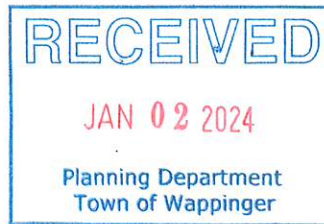
DATE PREPARED: January 11, 2024

X SITE PLAN X SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

 1 TOWN FILE
 7 TOWN OF WAPPINGER PLANNING BOARD
 1 PLANNING BOARD ENGINEER
 1 PLANNER TO THE TOWN
 1 PLANNING BOARD ATTORNEY
 HIGHWAY SUPERINTENDENT
 FIRE PREVENTION BUREAU
 RECREATION
 ARMY CORP. OF ENGINEERS
 1 DUTCHESS COUNTY DEPT. OF PLANNING
 DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
 1 NEW YORK STATE DEPT. OF TRANSPORTATION
 1 DUTCHESS COUNTY DEPT. OF HEALTH
 1 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL
 TOWN OF EAST FISHKILL
 TOWN OF LAGRANGE
 1 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
 TOWN CLERK
 CAMO POLUTION
 STORM WATER MANAGEMENT (WALTER ARTUS)
 CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****



To whom it may concern,

DC Sports has had some issues over the last couple of years with the bumper boat pool that is in the front of the property. With leaks and pipes breaking it's been tough to keep going, so we are proposing a renovation project.

DC Sports is looking to put a state-of-the-art ropes/aerial course inside the concrete structure. We will be digging a few holes into the base of the existing bumper boat pool and will be installing some posts. If you look at diagrams and prints it will be 6 poles total and the course will be in 30'x30' square. It will have 16 obstacles that will be on 2 different levels. Everyone that is going to use the aerial course will have to sign a waiver and will wear a helmet, harness, and go thru a brief tutorial.

Once the project is done we will be putting turf down to cover the concrete and most likely we will paint the sides of the pool to make it more inviting. There will be only 1 way to access the course from the ground and it will have a locking mechanism that no one will be able to access when the course is closed.

Dan Pizzarelli

Owner DC Sports

Owner DC Golf

Owner Duces Grill

REDL REAL ESTATE LLC
80 Washington Street
Suite 100
Poughkeepsie, New York 12601
845.471.3388

December 27, 2023

Town of Wappinger Planning Board
20 Middlebush Road
Wappingers Falls, New York 12590

Re: 1630 Route 9

Dear Chairman Flower:

Our office owns 1630 Route 9, and the site is leased to DC Sports and Dan Pizzarelli.

I understand that our tenant is making an application to the planning board for site plan approval and a special use permit in order to renovate the bumper boat area and to add a ropes course.

Kindly accept this letter as our consent and authorization for our tenant to make applications to the town. Of course, all fees and escrows for the process shall be paid by our tenant.

Should you require anything further from us, just let me know.

Thank you for your attention to this matter.

Very truly yours,



Frank Redl

TOWN OF WAPPINGER PLANNING BOARD

RECEIVED

JAN 02 2024

Building Department
Town of WappingerApplication No. 23-3485
Date Received: 1-3-24
Fee Received: \$750.00
Escrow Received: \$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: DC sports RenovationLocation of Property: 1630 Route 9

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Dan Pizzarelli
17 Robin Rd. Poughkeepsie NY 12601
Street Town State Zip
914-475-5419 pl27d55@hotmail.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Redl properties
80 Washington St Poughkeepsie NY 12601
Street Town State Zip
Karl Redl 845-471-3388
Contact Person Phone Number Email

Grid No. 6158-04-551329

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Bumper boat pool renovationsProposed Use: state of the art Ropes course

Existing Sq. Footage: _____ Use: _____

Proposed Sq. footage: _____ Use: _____

using existing structure for walls, building inside
the poolLocation of Property: front of propertyZoning District: HDAcreage: 2.95Anticipated No. of Employees: 3-4Existing No. of Parking Spaces: N/AProposed No. of Parking Spaces: N/A

DC Sports NY LLC
Type Name (Corporation, LLC, Individual, etc.)
12/27/23
Date
845-471-3388
Owner's Telephone No.
[Signature]
Owner or representative's signature
Kari Redl
Type Name and Title ***
80 Washington street PK 12601
Owner's Address

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check ☐.

- **Application Fees are non-refundable.**

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 23-3495
Grid No.: 6158-04-551329

Date: 12/27/23
Zoning District: HD

Location of Project:

DC Sports 1630 Route 9 Wappingers Falls NY 12590

Name of Applicant:

Dan Pizzarelli 914-475-6419

Print name and phone number

Description of

Project: Renovating the bumper boat pool & adding
a ropes course.

I, KARI KEDL DANIELS, owner of the above land/site/building
hereby give permission for the Town of Wappinger to approve or deny the above application in
accordance with local and state codes and ordinances.

12/27/23
Date

845-471-3388
Owner's Telephone Number

[Signature]
Owner's Signature

KARI KEDL DANIELS
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. 24-4114
Date Received: 7-3-24
Fee Received: \$1,000.00
Escrow Received: /

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME DC Sports NY

GRID NO. _____ ZONING DISTRICT _____

PROPERTY LOCATION 11630 Route 9 Wappingers Falls NY 12590

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

DC Sports

11630 Route 9 Poughkeepsie NY 12590
Street Town State Zip

Dan Pizzarelli 914-475-5419 pizzd55@hotmail.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Redl properties

80 Washington street Poughkeepsie NY 12601
Street Town State Zip

Karl Redl 845-471-3388 _____
Contact Person Phone Number Email

Pursuant to section(s): _____

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III. MAP TITLED: _____
PREPARED BY: _____
DATED: _____

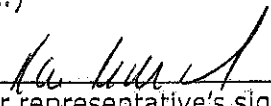
III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

Continued page 2 for Special Use Permit

DC Sports ~~LLC~~ NY LLC
Type Name (Corporation, LLC, Individual, etc.)

12/27/23
Date

845-471-3388
Owner's Telephone No.


Owner, or representative's signature

Karl Redl
Type Name and Title

80 Washington Street PK 12601
Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

- - THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
 - APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.
-

617.20
Appendix B
Short Environmental Assessment Form

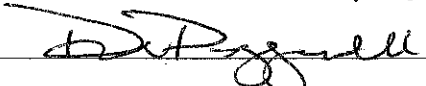
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DC Sports LLC			
Project Location (describe, and attach a location map): 1030 Route 9			
Brief Description of Proposed Action: Converting existing bumper pool into a state of the art ropes / aerial course			
Name of Applicant or Sponsor: Don Pizzarelli		Telephone: 914-475-5419	
		E-Mail: pizz055@hotmail.com	
Address: 17 Robin Road			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		1/4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1/4 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Dan Petarelli</u> Date: <u>12/27/23</u>		
Signature: <u></u> Title: <u>owner</u>		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Name of Lead Agency </div> <div> <hr/> Date </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Print or Type Name of Responsible Officer in Lead Agency </div> <div> <hr/> Title of Responsible Officer </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Signature of Responsible Officer in Lead Agency </div> <div> <hr/> Signature of Preparer (if different from Responsible Officer) </div> </div>	

PRINT